

CAPSULE SUMMARY

BA-1012

318-320 Lennox Avenue

East Towson, Baltimore County

1900-1915

Private

The twin dwelling at 318-320 Lennox Avenue was constructed between 1900 and 1915 in the East Towson neighborhood of Baltimore County. The history of East Towson dates from the purchase of one-and-a-quarter acres of land by Daniel Harris in September 1853. This is believed to be the first documented African-American landholding in Towson, and is among the oldest such ethnic enclave in Baltimore County. Further, manumitted slaves and/or descendants of former slaves, many of who were owned by Charles Ridgely, populated the neighborhood. Hampered by the low economic status of the residents, development in the 19th century was slow, increasing after the turn of the 20th century. The setting of the property, building styles, and construction materials were guided by the limited economic status of the residents and their desire to establish a neighborhood of their own without the assistance of white architects, builders, and craftsmen. By 1927, the community was ninety-five percent improved with single-family dwellings, social buildings, a school, and religious structures. Many of the current homeowners and tenants living in the neighborhood are descendants of the first African-American residents.

This wood frame Craftsman-style bungalow is one-half-stories high and is four bays across with a full-width inset porch beneath an extended gable slope. The porch is supported with replacement square wood posts and turned wood balusters. The two center bays are both single-leaf, four-light over three-panel wood doors. The first story windows are 1/1 double-hung vinyl sash windows with square-edged surrounds. There are two shed-roof dormers on the façade with paired 1/1 double-hung vinyl sash windows. On the west side-elevation is a shed-roof box bay. There is a one-and-a-half-story wood frame cross-gable roof addition located on the rear elevation. This section has two inset porches and a single shed-roof dormer on both the west and east elevations. The house is re-clad with German vinyl siding, stands on a partially parged random rubble stone foundation, and the roof is sheathed with asphalt shingles.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. BA- 1012

1. Name of Property (indicate preferred name)

historic Brown & Gross Manor

other

2. Location

street and number 318-320 Lennox Avenue not for publication

city, town Baltimore vicinity

county Baltimore County

3. Owner of Property (give names and mailing addresses of all owners)

name McQuaid Property Management Co.

street and number 529 Sussex Road telephone Not Available

city, town Baltimore state MD zip code 21286

4. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore County Courthouse liber 12584 folio 431

city, town Towson tax map 70 tax parcel 491 tax ID number 902190908

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other: _____

6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	1 buildings
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	recreation/culture
<input type="checkbox"/> object		<input type="checkbox"/> education	religion
		<input type="checkbox"/> funerary	social
		<input type="checkbox"/> government	transportation
		<input type="checkbox"/> health care	work in progress
		<input type="checkbox"/> industry	unknown
			vacant/not in use
			other:
			1
			Total
			Number of Contributing Resources previously listed in the Inventory
			1

7. Description

Inventory No. BA- 1012

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input checked="" type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Located at 318-320 Lennox Avenue fronting north, this wood frame Craftsman-style bungalow, now currently a twin dwelling, was constructed between 1910 and 1925. It is one-half-stories high and is four bays across with a full-width inset porch beneath an extended gable slope. The porch is supported with replacement square wood posts and turned wood balusters. The two center bays are both single-leaf, four-light over three-panel wood doors. The first story windows are 1/1 double-hung vinyl sash windows with square-edged surrounds. There are two shed-roof dormers on the façade with paired 1/1 double-hung vinyl sash windows. On the west side-elevation is a shed-roof box bay. There is a one-and-a-half-story wood frame cross-gable roof addition located on the rear elevation. This section has two inset porches and a single shed-roof dormer on both the west and east elevations. The house is re-clad with German vinyl siding, stands on a partially parged random rubble stone foundation, and the roof is sheathed with asphalt shingles.

8. Significance

Inventory No. BA- 1012

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:	

Specific dates 1910 ca. **Architect/Builder** Unknown

Construction dates 1910-1925

Evaluation for:

☐ National Register

☐ Maryland Register

☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

The twin dwelling at 318-320 Lennox Avenue is constructed between 1910 and 1925 in the East Towson neighborhood of Baltimore County. East Towson is associated with events that have made a significant contribution to the broad patterns of our history, specifically the pre-Civil War development of an African-American neighborhood in a predominately white community. The history of this property dates from the purchase of one-and-a-quarter acres of land by Daniel Harris in September 1853. This is believed to be the first documented African-American landholding in Towson, and is among the oldest such ethnic enclave in Baltimore County. Further, manumitted slaves and/or descendents of former slaves, many of who were owned by Charles Ridgely, populated the neighborhood. Hampered by the low economic status of the residents, development in the 19th century was slow, increasing after the turn of the 20th century. The setting of the property, building styles, and construction materials were guided by the limited economic status of the residents and their desire to establish a neighborhood of their own without the assistance of white architects, builders, and craftsmen. By 1927, the community was ninety-five percent improved with single-family dwellings, social buildings, a school, and religious structures. Many of the current homeowners and tenants living in the neighborhood are descendents of the first African-American residents.

East Towson as a whole is representative of an important phase of architectural development in Baltimore County, illustrating the dilution of popular architectural styles to more efficiently meet the needs of the neighborhood, and the builders' untrained abilities to execute the fashionable ornamentation. Several of the freestanding structures in East Towson are twin dwellings, surreptitiously providing multiple-family housing on narrow rectangular building lots typically occupied by single-family houses. Thus, East Towson provided lower cost housing in a more suburban neighborhood, rather than the urban setting their economic status typically perpetuated.

9. Major Bibliographical References

Inventory No. BA- 1012

- Atlas of Baltimore County, Maryland.* Philadelphia, PA: G. M. Hopkins, 1877.
Baltimore County Historic Inventory.
Brooks, Neal A. and Eric G. Rockel. *A History of Baltimore County.* Towson, MD: Friends of the Towson Library, Inc., 1979.
Map of Baltimore County. Philadelphia, PA: G. W. Bromley, 1915.
Scharf, J. Thomas. *History of Baltimore City and County From the Earliest Period to the Present Day: Including Biographical Sketches of Their Representative Men.* Philadelphia, PA: Louis H. Everts, 1881. Reprinted by Higginson Book Company, Salem, MA.
Sidney, J. C. *Map of the City and County of Baltimore, Maryland, from Original Surveys.* Baltimore, MD: James M. Stephens, 1850.

10. Geographical Data

Acreage of surveyed property .09 Acre
Acreage of historical setting Unknown
Quadrangle name

Quadrangle scale: 1:24,000

Verbal boundary description and justification

The dwelling is located at 318-320 Lennox Avenue in East Towson in the Ninth District of Baltimore County. It has historically been associated with Tax Map 70, Parcel 491 since its construction between 1910 and 1925.

11. Form Prepared by

name/title	K. Baynard, R. Weidlich, J. Bunting, Architectural Historians		
organization	EHT Tracerics, Incorporated	date	November 5, 2001
street & number	1121 5th Street NW	telephone	202.393.1199
city or town	Washington	state	DC

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

East Towson: Planimetric Data



BA #: 1012
Name: Twin Dwelling, 318-320 Lennox Avenue
East Towson
Baltimore County



Prepared by:
Baltimore County Office of Planning
401 Bosley Avenue
Towson, Maryland 21204
June, 2001



Scale
1 inch = 200 feet
1:2400
100 0 100 200 Feet

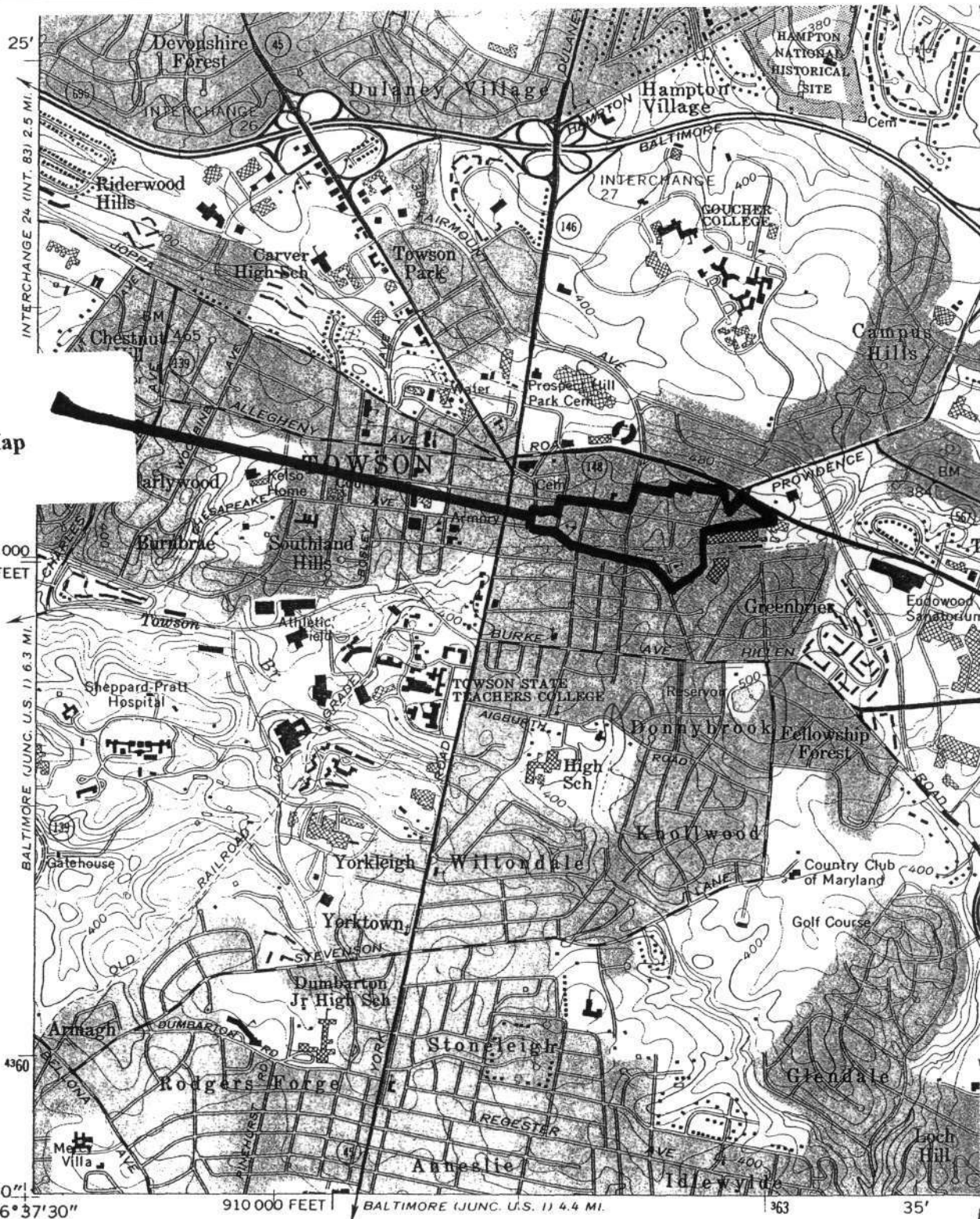
Legend

- Paved Roads
- Unpaved Roads
- Paved Parking / Driveways
- Study Area Boundary
- Hydrographic Features
- Buildings
- Vegetation

Data Sources:
Planimetric Data: Baltimore County OIT GIS Services Unit (1:2400)
Parcel Boundaries: Baltimore County OIT GIS Services Unit (1:2400)
Study Area: Baltimore County Office of Planning (1:2400)

Coordinate System:
Maryland State Plane: NAD83/91 Horizontal Datum
Elevations in Feet: NAVD88 Vertical Datum

Date of Data Capture: March 1998
Scale of Data Capture: 1" = 100'



BA-1012
East Towson
Towson, Maryland
Towson USGS Quad Map
Baltimore County

(BALTIMORE WEST)
5662' SW

Mapped by the Army Map Service
Edited and published by the Geological Survey
Control by USGS, USC&GS, USCE, and Maryland
Bureau of Control Surveys and Maps

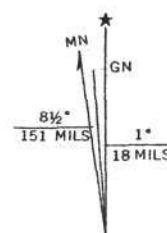
Culture and drainage in part compiled from aerial photographs
taken 1943. Topography by planetable surveys 1944
Culture revised by the Geological Survey 1957

Polyconic projection. 1927 North American datum
10,000-foot grid based on Maryland coordinate system
1000-metre Universal Transverse Mercator grid ticks,
zone 18, shown in blue

Red tint indicates areas in which only
landmark buildings are shown

Revisions shown in purple compiled by the Geological Survey from
aerial photographs taken 1966 and 1974. This information not
field checked

Purple tint indicates extension of urban areas



UTM GRID AND 1974 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET



BA-1012

TWIN DWELLING, 318-320 LENOX AVENUE

BALTIMORE COUNTY, MD

MD-SHPD

NORTHEAST CORNER, VIEW LOOKING SOUTHWEST

1 of 3

TRAILERIES, 10/2001



BA-1012

TWIN DWELLING, 318-320 LENNOX AVENUE

BALTIMORE COUNTY, MD

MD-SHPO

VIEW LOOKING NORTH, SOUTH ELEVATION

2 of 3

TRACERIES, 10/2001



BA-1012

TWIN DWELLING 318-320 LENNOX AVENUE

BALTIMORE COUNTY, MD

MD-SHPD

NORTHWEST CORNER, VIEW LOOKING SOUTHEAST

3 of 3

TRACERIES, 14/2001

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

BROWN AND GROSS MANOR

AND/OR COMMON

2 LOCATION

STREET & NUMBER

318-320 Lennox Ave.

second

CITY, TOWN

Towson Md. 21204

Baltimore

CONGRESSIONAL DISTRICT

VICINITY OF

STATE

COUNTY

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☐ BUILDING(S)☒ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☐ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☒ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER**4 OWNER OF PROPERTY**

NAME

Baltimore County

Telephone #:

296-2944
825-3385

STREET & NUMBER

401 Bosley Ave.

CITY, TOWN

Towson Md. 21204

VICINITY OF

STATE, zip code

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Baltimore County Courthouse

Liber #:

Folio #: 4737:382

STREET & NUMBER

401 Bosley Ave.

CITY, TOWN

Towson Md. 21204

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DA

BA-1012 - 318 - 320 Lennox

c. 1915 - 1927

DE

SU

CI

The two halves of this duplex are identical. The dormered one-story roof slopes down to shelter a porch on the street side. Each apartment is two bays wide by three rooms deep.

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

318-320 Lennox Ave.

The front 1 1/2 story section of this frame duplex is roofed with a gable running parallel to Lennox Ave. The two rear one-story kitchens of the house share a gable roof running perpendicular to the main roof. Each half of the house is three rooms deep, including the kitchen. The front room has a door and window in the front wall and a stair along the interior partition. #320 has a small square bay with two windows on the side wall while #318 has a single 1/1 sash window. The second room in each apartment is lit by a pair of connected 1/1 windows and heated by a fireplace along the wall it shares with the front room. The kitchen has one window to the rear and a door and window to the side. Narrow vertical-board wainscoting enhances the kitchen. A porch along this side brings the kitchen section out flush with the main block. Each kitchen loft is lit by an end window and by a shed-roofed dormer. Each part of the main half-story contains two end windows and one wide, low shed dormer window. A front porch is roofed under a continuation of the gable. Two stone cellars are accessible through rear exterior entrances. The house is clad in tan asbestos shingles.

8 SIGNIFICANCE**PERIOD**

☐ PREHISTORIC
☐ 1400-1499
☐ 1500-1599
☐ 1600-1699
☐ 1700-1799
☐ 1800-1899
☐ 1900-

☐ ARCHEOLOGY-PREHISTORIC
☐ ARCHEOLOGY-HISTORIC
☐ AGRICULTURE
☐ ARCHITECTURE
☐ ART
☐ COMMERCE
☐ COMMUNICATIONS

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

☐ COMMUNITY PLANNING
☐ CONSERVATION
☐ ECONOMICS
☐ EDUCATION
☐ ENGINEERING
☐ EXPLORATION/SETTLEMENT
☐ INDUSTRY
☐ INVENTION

☐ LANDSCAPE ARCHITECTURE
☐ LAW
☐ LITERATURE
☐ MILITARY
☐ MUSIC
☐ PHILOSOPHY
☐ POLITICS/GOVERNMENT

☐ RELIGION
☐ SCIENCE
☐ SCULPTURE
☐ SOCIAL/HUMANITARIAN
☐ THEATER
☐ TRANSPORTATION
☐ OTHER (SPECIFY)

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

This house was built by Ben Johnson and his son William around the turn of the century. The house was sold to the Quinn family around the 30's. The Quinn family maintained the house until the 70's whereupon the house was sold to Baltimore County. Baltimore County renovated the house to accomodate some families in the community (Gross & Browns) that were living in substandard houses.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE _____ COUNTY _____

STATE _____ COUNTY _____

11 FORM PREPARED BY

NAME / TITLE		DATE
Marcus Pollock/coordinator Merry Stinson/architect		7/77
ORGANIZATION	DATE	
Committee to Save E. Towson/Towson Ymca	823-8870	
STREET & NUMBER	TELEPHONE	
600 W. Chesapeake Ave.		
CITY OR TOWN	STATE	
Towson Md. 21204		

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RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438



BA-1012

Brown & Gross Manor
318-320 Lennox Ave.
Towson, Md.
northwest

Merry Stinson
1977